



OFFICE OF THE WELD COUNTY TREASURER

www.weldgov.com
1400 N. 17th AVE
GREELEY, CO 80631
970-400-3290 .

Dear Tax Lien Investor;

The Weld County Treasurer's Office has implemented the ACH Direct Deposit method of payment for tax lien sale redemptions. If you currently hold tax lien certificates in Weld County, and the redemption is processed, you will receive your money via ACH and you will be emailed a document that tells you which certificate(s) have been redeemed. When liens are redeemed during the week, the following Monday the redemption funds will be in your account.

This is how the process will work:

As the redemption is paid an email will be sent to you with an attached document, to notify you of the tax sale certificate number, account number, legal description, and amount of redemption and interest. This document will be labeled "Tax Lien Sale Certificate of Redemption". Please make note that the redemption fee will appear on this document but will be retained by the Treasurer's Office.

Please complete the attached forms and return ASAP.

If you have questions or concerns about this process, please contact:
Katie Schmunk (970-400-3264)

Katie Schmunk
Tax Sale/Inv Relations Spec
Email:
kschmunk@weldgov.com

INVESTOR REGISTRATION FORM

DATE: _____

NAME AS SHOWN ON INCOME TAX RETURN: _____

BUSINESS NAME IF DIFFERENT FROM ABOVE: _____

BUSINESS CONTACT NAME (S): _____

EMAIL: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

SOCIAL SECURITY NUMBER: -- --

TAX ID NUMBER (TIN): --

PHYSICAL ADDRESS: _____

CITY: _____, COUNTY _____ STATE: _____, ZIP _____

MAILING ADDRESS IF DIFFERENT FROM ABOVE: _____

NAME OF BANK: _____

ACH BANK ACCOUNT NUMBER: _____

ROUTING NUMBER (9 DIGITS):

MARK TYPE OF ACCOUNT - CHECKING _____ OR SAVINGS ACCOUNT _____

SIGNATURE: _____

PRINT NAME: _____

TITLE OF INDIVIDUAL: _____

NAME OF COMPANY: _____

Please complete this form and return to:

WELD COUNTY TREASURER

PO BOX 458

GREELEY, CO 80632

OR EMAIL: kschmunk@weld.gov

IF QUESTIONS PLEASE CALL KATIE AT: 970-400-3264.

NOTICE WITH RESPECT TO
TAX CERTIFICATES
"Buyer Beware"

Tax Certificates purchased at this sale representing the purchase of a Tax Lien would normally earn interest pursuant to C.R.S., Section 39-12-103,. The offering of these certificates does not constitute any representation as to the future usability of the property should a Treasurer's Deed issue nor the certainty of payment of interest in all circumstances. However, there are several issues that the Treasurer is aware of for buyers to consider. The Weld County Treasurer has used the information available in his office to identify those properties which may be subject to such uncertainties but does not guarantee such risks do not exist. Treasurer's Deeds convey marketable title but not insurable title. Investors need to take additional steps in order to be able to obtain title insurance should they subsequently sell the property.

The Federal Deposit Insurance Corporation (FDIC) and Resolution Trust Corporation (RTC) may claim, pursuant to Federal Statute [including 12 U.S.C., Section 1825 (b)], that neither entity is subject to penalties or interest on overdue property taxes. The involvement of these agencies may result in the loss of the interest ordinarily payable at time of redemption of the Tax Certificate.

There are also legal issues regarding the ability of the DEA or local law enforcement agencies to confiscate property which may be subject to tax liens and whether state or federal law would allow those agencies to seize the property without regard to the interest due on any outstanding tax liens.

Environmental hazards may affect the future use or value of properties subject to the sale of tax liens. When the Treasurer possesses knowledge of a specific environmental hazard linked to a particular certificate, such as underground storage tanks or waste disposal site, he will attempt to advise potential bidders. The absence of such an advisement does not mean that the hazards do not exist.

I, the undersigned being of legal age (in the State of Colorado) 18 years or older, has read the above disclosures and understands that there is an element of risk in purchasing the tax liens with respect to the interest after sale and the future usability of the property and nonetheless may choose to purchase tax liens at the tax sale.

Signature _____

Date

Print Name of Buyer or Company represented

09/2014

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									
or									
Employer identification number									

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.